

VICINITY MAP
NOT TO SCALE



SCALE IN FEET
1" = 60'

LINE	BEARING	DISTANCE
L1	S89°04'01"E	12.69'
L2	N89°45'16"E	49.06'
L3	S69°29'24"E	33.86'
L4	N89°50'55"E	54.57'
L5	S89°44'59"W	30.50'
L6	S00°15'01"E	149.68'
L7	S89°44'59"W	31.50'
L8	N00°15'01"W	14.74'
L9	N89°44'59"E	6.50'
L10	N00°15'01"W	159.94'
L11	N89°44'59"E	55.50'
L12	S 89°46'44" W	12.51'
L13	S 00°15'01" E	62.05'
L14	S 00°15'01" E	167.34'
L15	S 65°16'59" W	37.44'
L16	S 89°44'59" W	75.74'
L17	N 00°15'01" W	144.04'
L18	N 14°44'32" E	28.90'
L19	N 00°15'01" W	124.78'
L20	N 33°07'39" E	1.85'
L21	N 00°18'35" W	296.42'
L22	N 89°51'22" E	14.93'
L23	N 00°18'35" W	24.47'
L24	S 00°18'35" E	299.19'
L25	S 33°07'39" W	1.85'
L26	S 00°15'01" E	124.78'
L27	S 14°44'32" W	28.90'
L28	S 00°15'01" E	144.04'
L29	N 89°44'59" E	75.74'
L30	N 65°16'59" E	37.44'
L31	N 00°15'01" W	167.34'
L32	N 00°15'01" W	68.04'
L33	N 89°43'57" E	12.54'



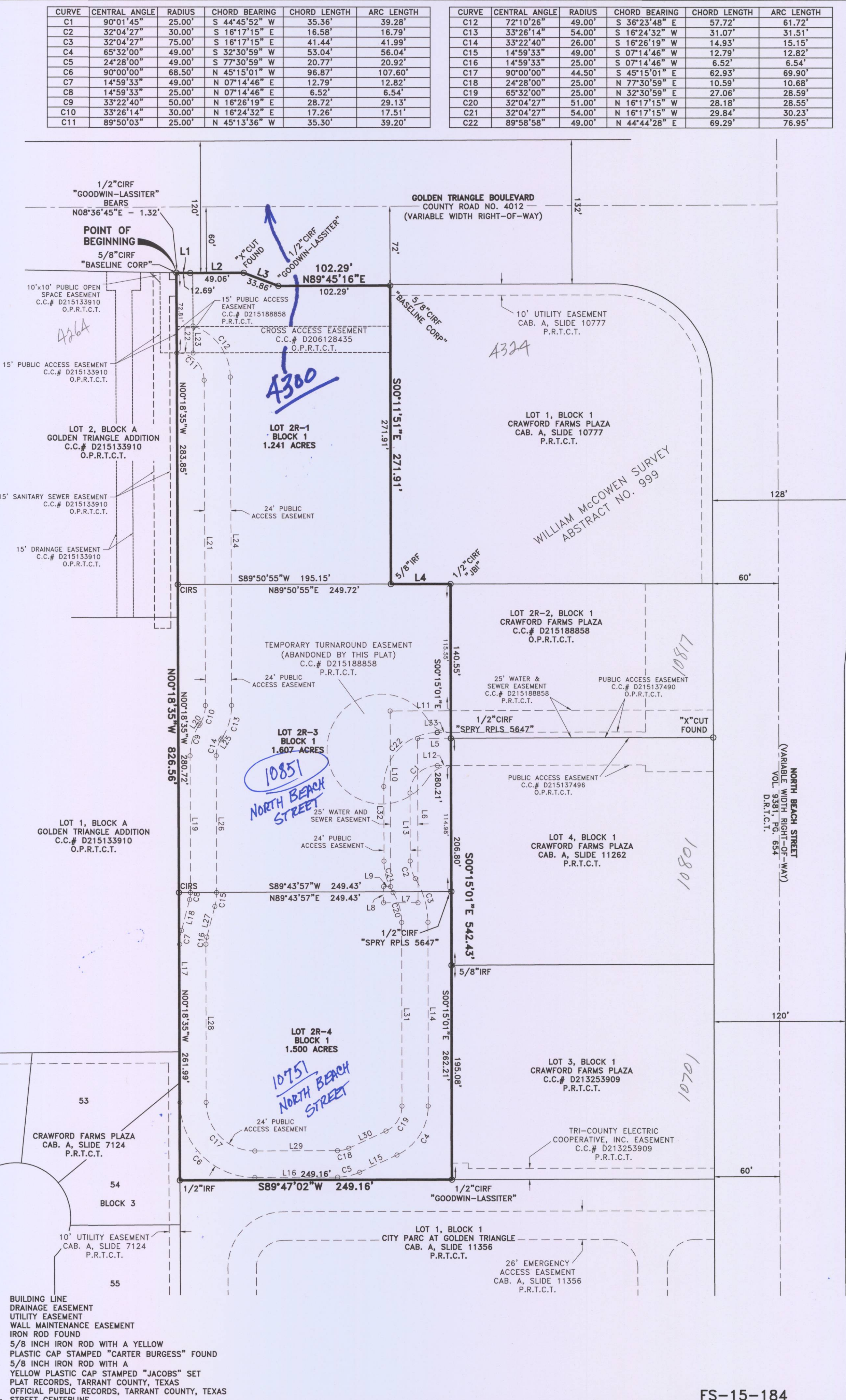
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL

Plat Approval Date: 3/4/2016

By: Donald R. Boren Chairman
By: Donald Buehlhoff Secretary

LEGEND
BL BUILDING LINE
DE DRAINAGE EASEMENT
UE UTILITY EASEMENT
WME WALL MAINTENANCE EASEMENT
CIRF 5/8" IRON ROD FOUND
CIRS 5/8" IRON ROD WITH A
P.R.T.C.T. 5/8" YELLOW PLASTIC CAP STAMPED "JACOBS" SET
O.P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
STREET CENTERLINE



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS THAT FIRST TEXAS HOMES, INC. IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

BEING A 4.347 ACRE TRACT OF LAND SITUATED IN THE WILLIAM McCOWEN SURVEY, ABSTRACT NO. 999, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING A REPLAT OF LOT 2R-1, BLOCK 1 OF CRAWFORD FARMS PLAZA, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN COUNTY CLERK'S FILE NO. D215188858, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BASELINE CORP" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2R-1, BLOCK 1 AND THE NORTHEAST CORNER OF LOT 2, BLOCK A OF LOTS 1 & 2, BLOCK A, GOLDEN TRIANGLE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN COUNTY CLERK'S FILE NO. D215133910, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF GOLDEN TRIANGLE BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY), ALSO KNOWN AS COUNTY ROAD NO. 4012, FROM WHICH A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "GOODWIN-LASSITER" FOUND BEARS NORTH 08 DEGREES 36 MINUTES 45 SECONDS EAST, A DISTANCE OF 1.32 FEET;

THENCE, ALONG THE NORTH LINE OF SAID LOT 2R-1, BLOCK 1 AND SAID SOUTH RIGHT-OF-WAY LINE OF GOLDEN TRIANGLE BOULEVARD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 04 MINUTES 01 SECONDS EAST, A DISTANCE OF 12.69 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 45 MINUTES 16 SECONDS EAST, A DISTANCE OF 49.06 FEET TO AN "X" CUT IN CONCRETE FLOOR FOR CORNER;

SOUTH 69 DEGREES 29 MINUTES 24 SECONDS EAST, A DISTANCE OF 33.86 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "GOODWIN-LASSITER" FOUND FOR CORNER;

NORTH 89 DEGREES 45 MINUTES 16 SECONDS EAST, A DISTANCE OF 102.29 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BASELINE CORP" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2R-1, BLOCK 1, SAID POINT BEING ON THE WEST LINE OF LOT 1, BLOCK 1 OF CRAWFORD FARMS PLAZA, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN CABINET A, SLIDE 10777, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE, ALONG THE EAST LINE OF SAID LOT 2R-1, BLOCK 1, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 11 MINUTES 51 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 271.91 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1;

NORTH 89 DEGREES 50 MINUTES 55 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 54.57 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND FOR A NORTHEAST CORNER OF SAID LOT 2R-1, BLOCK 1 AND THE NORTHWEST CORNER OF LOT 2R-2, BLOCK 1 OF CRAWFORD FARMS PLAZA, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN COUNTY CLERK'S FILE NO. D215188858, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

SOUTH 00 DEGREES 15 MINUTES 01 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 2R-2, BLOCK 1, PASSING AT A DISTANCE OF 140.55 FEET A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPRY RPLS 5647" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 2R-2, BLOCK 1 AND THE NORTHWEST CORNER OF LOT 4, BLOCK 1 OF CRAWFORD FARMS PLAZA, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN CABINET A, SLIDE 11262, PLAT RECORDS, TARRANT COUNTY, TEXAS, CONTINUING ALONG THE WEST LINE OF SAID LOT 4, BLOCK 1, PASSING AT A DISTANCE OF 206.80 FEET A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 1 AND THE NORTHWEST CORNER OF LOT 3, BLOCK 1 OF CRAWFORD FARMS PLAZA, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN COUNTY CLERK'S FILE NO. D213253909, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, CONTINUING ALONG THE WEST LINE OF SAID LOT 3, BLOCK 1, IN ALL A TOTAL DISTANCE OF 542.43 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "GOODWIN-LASSITER" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 2R-1, BLOCK 1 AND THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 1, SAID POINT BEING ON THE NORTH LINE OF LOT 1, BLOCK 1 OF CITY PARK AT GOLDEN TRIANGLE ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN CABINET A, SLIDE 11356, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE, SOUTH 89 DEGREES 47 MINUTES 02 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2R-1, BLOCK 1 AND THE NORTH LINE OF SAID LOT 1, BLOCK 1 OF CITY PARK AT GOLDEN TRIANGLE, A DISTANCE OF 249.16 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 2R-1, BLOCK 1 AND THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1 OF CITY PARK AT GOLDEN TRIANGLE, SAID POINT BEING ON THE EAST LINE OF LOT 54, BLOCK 3 OF CRAWFORD FARMS PLAZA, AN ADDITION TO THE CITY OF FORT WORTH, AS RECORDED IN CABINET A, SLIDE 7124, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 18 MINUTES 35 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2R-1, BLOCK 1, THE EAST LINE OF SAID CRAWFORD FARMS PLAZA AND THE EAST LINE OF AFORESAID GOLDEN TRIANGLE ADDITION, A DISTANCE OF 825.56 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.347 ACRES OF LAND, MORE OR LESS.

TO BE KNOWN AS:

LOTS 2R-1, 2R-3 & 2R-4, BLOCK 1
CRAWFORD FARMS PLAZA

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON.

EXECUTED THIS 15th DAY OF February, A.D. 2016.

GOLDEN TRIANGLE RETAIL PARTNERS, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: GOLDEN TRIANGLE PARTNERS GP, LTD.,
A TEXAS LIMITED PARTNERSHIP
ITS GENERAL PARTNER

BY: GOLDTRI, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

By: Richard E. Lettling
Name: Richard E. Lettling
Title: President
Date: 2/25/16

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Richard E. Lettling, President KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th DAY OF February, A.D. 2016.

Sandi R. Pustejovsky
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 01/30/2019

SURVEYOR'S CERTIFICATE

I, MICHAEL J. BAITUP, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND THE SUPERVISION IN JUNE, 2015, AND THAT ALL CORNERS ARE AS SHOWN.

Michael J. Baitup
MICHAEL J. BAITUP
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4574

Date: 2/24/16

OWNER/DEVELOPER: GOLDEN TRIANGLE RETAIL PARTNERS, LTD.
C/O HANOVER PROPERTY COMPANY, L.L.C.
3001 KNOX STREET, SUITE 207
DALLAS, TEXAS 75205
(214) 445-2200

NOTES:

- THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR ON THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
- NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.
- ALL BUILDING SET BACK LINES SHALL COMPLY WITH REQUIREMENTS OF THE CITY ZONING ORDINANCE.
- SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".
- THE BEARINGS AND COORDINATES HEREON WERE DERIVED FROM REDUNDANT RTK GPS OBSERVATIONS AND ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NAD 83 CORRS ADJUSTMENT. THE COORDINATES SHOWN HEREON ARE GRID DATUM. TO CONVERT TO SURFACE DIVIDE BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.999843597388. THE DISTANCES SHOWN HEREON ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.999843597388.
- A PRELIMINARY ISWM HAS BEEN ACCEPTED FOR THIS DEVELOPMENT (SWM2013-0510). A FINAL ISWM FOR EACH LOT WILL BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE) IF THE SITE DOES NOT CONFORM TO THE PRELIMINARY ISWM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.
- THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION/CLUBHOUSE/EXERCISE/BUILDINGS AND FACILITIES.
- ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP, MAP NO. 4849300070K, REVISED DATE SEPTEMBER 25, 2009, THE PLATTED PROPERTY SHOWN HEREON IS WITHIN ZONE X (UNSHADED), WHICH IS DEFINED ON THAT MAP AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
- NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.
- THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.
- PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
- THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
- P.R.V. REQUIRED. P.R.V.'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.
- COVENANTS OR RESTRICTIONS ARE UN-ALTERED. THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

FILED IN
INSTRUMENT # D216044798
DATE 03/04/2016

A
FINAL PLAT
OF
LOTS 2R-1, 2R-3, 2R-4, BLOCK 1
CRAWFORD FARMS PLAZA
BEING A REPLAT OF
LOT 2R-1, BLOCK 1
OF CRAWFORD FARMS PLAZA
AN ADDITION TO
THE CITY OF FORT WORTH
SITUATED IN THE
WILLIAM McCOWEN SURVEY, ABSTRACT NO. 999
TARRANT COUNTY, TEXAS
4.347 ACRES
3 LOTS

ENGINEER/SURVEYOR: **JACOBS**
1999 BRYAN STREET, SUITE 1200
DALLAS, TEXAS 75201-3136
PHONE 214-638-0145 FAX 214-638-0447
TBPLS FIRM# 10152300

4574
MICHAEL J. BAITUP
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4574